129.0	0001	0014.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,159,500	/	1,159,500
USE VALUE:	1,159,500	/	1,159,500
ASSESSED:	1,159,500	/	1,159,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		WINDERMERE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRONLUND LISBETH
Owner 2:	WRIGHT DAVID C
Owner 3:	
Street 1:	2 WINDERMERE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1951, having primarily Stucco Exterior and 2880 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8933.000	538,500	1,800	619,200	1,159,500
Total Card	0.205	538,500	1,800	619,200	1,159,500
Total Parcel	0.205	538,500	1,800	619,200	1,159,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.60 | /Parcel: 402.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0001-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	538,500	1800	8,933.	619,200	1,159,500		Year end	12/23/2021
2021	101	FV	538,500	1800	8,933.	619,200	1,159,500		Year End Roll	12/10/2020
2020	101	FV	538,500	1800	8,933.	619,200	1,159,500	1,159,500	Year End Roll	12/18/2019
2019	101	FV	403,600	1900	8,933.	653,600	1,059,100	1,059,100	Year End Roll	1/3/2019
2018	101	FV	403,600	1900	8,933.	481,600	887,100	887,100	Year End Roll	12/20/2017
2017	101	FV	403,600	1900	8,933.	461,000	866,500	866,500	Year End Roll	1/3/2017
2016	101	FV	403,600	1900	8,933.	426,600	832,100	832,100	Year End	1/4/2016
2015	101	FV	358,000	1900	8,933.	357,800	717,700	717,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIFFITHS DAVID	25307-125		4/27/1995		275,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2014	215	Redo Kit	66,230					
11/13/2009	1155	New Wind	7,992					
5/3/2000	345	Addition	100,000	C				ADD 2ND FLOOR

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8933		Sq. Ft.	Site		0	90.	0.77	10									619,194						619,200	

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0001-0014.A

!10131!

PRINT

Date	Time
12/30/21	10:10:31

LAST REV

Date	Time
05/16/18	14:26:08
ekelly	

PAT ACCT.: 10131

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	MEAS&NOTICE	CC	Chris C
6/11/2014	Info Fm Prmt	PC	PHIL C
1/8/2009	Meas/Inspect	189	PATRIOT
4/19/2002	Permit Visit	PM	Peter M
12/17/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT
7/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

83661

GIS Ref

GIS Ref

Insp Date

05/01/18

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	83661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.20507	Total SF/SM:	8933	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	619,194	Spl Credit		Total:	619,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	26 - Wood	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01458335
Const Adj.:	0.99989998
Adj $ / SQ:	126.810
Other Features:	118750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603728
Depreciation:	65203
Depreciated Total:	538526

COMMENTS

ADD SFL 7/01 ROUGH FRAME 7/00.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

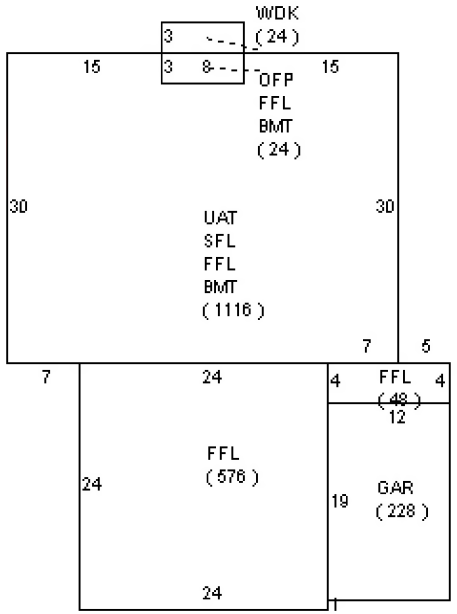
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.49
Special Features:	0	Val/Su Net:	117.70
Final Total:	538500	Val/Su SzAd	186.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,764	126.810	223,693
BMT	Basement	1,140	38.040	43,369
SFL	Second Floor	1,116	126.810	141,520
UAT	Upper Attic	279	50.720	14,152
GAR	Garage	228	25.960	5,919
OFP	Open Porch	24	44.000	1,056
WDK	Deck	24	16.000	384
	Net Sketched Area:	4,575	Total:	430,093
Size Ad	2880	Gross Area	5412	FinArea 2880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0001-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X8	G	GD	2001	20.00	T	10.8	101			1,100			1,100
22	Wood Deck	D	Y	1	5X8	G	GD	2001	20.00	T	10.8	101			700			700

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800

IMAGE

AssessPro Patriot Properties, Inc